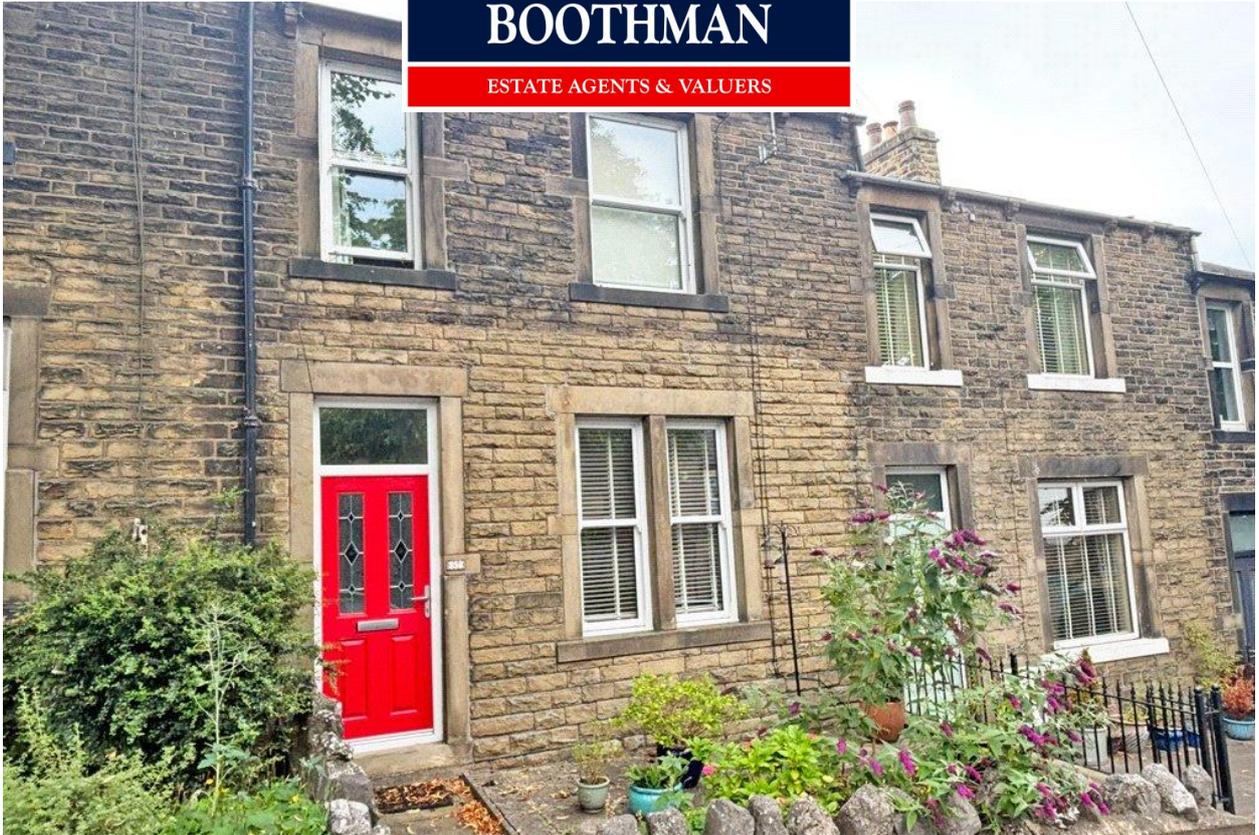


**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



57 Brougham Street, Skipton BD23 2HD  
Asking Price: £275,000



+ 3



+ 1



- Character family home
- Three good sized bedrooms
- Useful attic room
- Well-presented throughout
- Large rear yard
- Extended living accommodation

This individual three bedroomed stone built late Victorian terrace property enjoys an enviable position towards the lower end of Brougham Street, offering well presented and very versatile living accommodation throughout.



This deceptively spacious character terrace certainly has much to commend it and represents an exciting opportunity for those searching for a well proportioned family home within this desirable and convenient residential location only a short walking distance from Skipton town centre. Equipped with gas central heating and sealed unit UPVC double glazed windows, the property comprises briefly:

An entrance hallway, a sitting room with a cast iron log burning stove, a well-appointed breakfast kitchen with fitted base units and ample integral appliances, a snug with double doors onto the rear yard, a utility room and a ground floor w/c whilst to the first floor there are three good sized bedrooms and the house bathroom fitted with a stylish four piece suite. There is an additional attic room which offers a useful versatile space.

Externally to the front there is a small garden frontage whilst to the rear there is an enclosed and private stone paved rear yard with a covered canopy area.

The incredibly popular market town of Skipton has won many accolades in recent years, being independently judged to be one of the best areas to live in the UK via multiple media sources. Catering to residents of all ages, the town offers the perfect combination of excellent schooling, easy access to countryside and an extensive choice of leisure, shopping and recreational facilities.

The town is intersected by the scenic Leeds/Liverpool canal and is well known for its Medieval Castle and Church together with a bustling High Street featuring an outdoor market on the cobbled 'setts' three days a week. The town offers an excellent mix of independent shops, pubs and cafes in addition to having well known branded stores and a choice of fashionable bars and restaurants. There are excellent public transport



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links including a railway station providing regular daily services to Leeds and Bradford. The town enjoys an annual programme of community events and festivals, attracting an ever increasing degree of tourism. In addition, the beautiful Yorkshire Dales National Park is only a short drive away to the North offering some of the finest countryside and scenery in the United Kingdom.

The business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.

Offering a superb opportunity for anyone looking for a family home in the heart of Skipton, the property comprises in further detail:

## GROUND FLOOR

### ENTRANCE HALLWAY

Composite front entrance door. Central heating radiator. Feature coving and archway. Amtico flooring.

### SITTING ROOM

12' x 12' with sealed unit UPVC double glazed sash windows. Arched alcoves with fitted shelving. Central heating radiator. Inset fireplace with a stone hearth and cast iron log burning stove.

### BREAKFAST KITCHEN

13'1" x 12'5" with a sealed unit UPVC double glazed sash window. Amtico flooring. Central heating radiator. Fitted contemporary base units with contrasting granite effect worktops. Stainless steel bowl and drainer sink with a chrome mixer tap. Plumbing for a dishwasher. Smeg oven with a matching four ring gas hob over and a Vent Axia extractor. Recess for a fridge/freezer. Breakfast Island with a hardwood worktop and fitted drawers. Useful understair storage cupboard. Open to:

### SNUG

11'2" x 6'9" with hardwood sealed unit double glazed windows and matching double doors. Amtico flooring. Central heating radiator. Cast iron log burning stove with a stone hearth.

### UTILITY ROOM

8' x 5'6" with a velux window. Wall mounted Ideal gas fired combination boiler. Electric radiator. Plumbing for a washing machine and space for a dryer with a worktop over. Amtico flooring.

### WC

Amtico flooring. Low suite w/c. Extractor fan. Vanity wash basin with tiled splashback and storage underneath.

## FIRST FLOOR

### LANDING

Spindled balustrade. Open staircase to attic room.

### HOUSE BATHROOM

Panelled bath with a tiled surround. Low suite w/c. Recessed low voltage ceiling spotlights. Sealed unit UPVC double glazed window. Matte black heated towel rail. Pedestal wash basin with a splashback and LED mirror over. Extractor fan. Large walk in shower cubicle with tiled effect mermaid boarding and a thermostatic shower with rainfall shower over.

### MASTER BEDROOM

11'9" x 9'6" with a sealed unit UPVC double glazed sash window. Central heating radiator.

### BEDROOM TWO

13'4" x 8'6" with a sealed unit UPVC double glazed sash window. Central heating radiator.

### BEDROOM THREE

9'10" x 6'9" with a sealed unit UPVC double glazed sash window. Central heating radiator.

## SECOND FLOOR

### ATTIC ROOM

16'11" x 15'3" (both maximum with reduced head height) with velux windows. Electric radiator. Recessed low voltage ceiling spotlights.

### EXTERNALLY

To the front of the property there is a small garden frontage. To the rear there is a private and enclosed rear yard with stone paving and a covered canopy.

### COUNCIL TAX BAND

The council tax band quoted for this property on the Gov.UK website is Band: C

### TENURE

The tenure for this property is Freehold.

SERVICES All mains services are installed.

Please note we have not been able to test the equipment or installations in this property and recommend that prospective purchasers arrange for a qualified person to check any appliances before entering into any commitment.

VIEWING Strictly by arrangement with HARRISON BOOTHMAN. All potential viewers are advised to read a copy of our PRIVACY POLICY which can be found on our website. Alternatively a written copy is available on request.

Tel: Skipton 799993

Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on the floor plan. The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

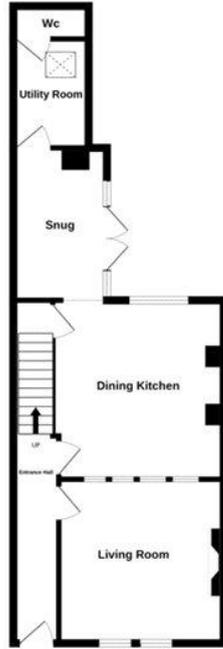
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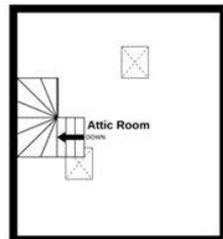
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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